



RANGITIKEI
DISTRICT COUNCIL
Making this place home.

ORDER PAPER

ORDINARY COUNCIL MEETING

Date: Wednesday, 23 November 2022

Time: 1.00 pm

Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Chair: HWTM Andy Watson

Deputy Chair: Cr Dave Wilson

Membership: Cr Brian Carter
Cr Gill Duncan
Cr Richard Lambert
Cr Tracey Piki Te Ora Hiroa
Cr Coral Raukawa
Cr Jeff Wong
Cr Simon Loudon
Cr Greg Maughan
Cr Jarrod Calkin
Cr Fi Dalgety

For any enquiries regarding this agenda, please contact:

Kezia Spence, Governance Advisor, 0800 422 522 (ext. 917), or via email

kezia.spence@rangitikei.govt.nz

Contact:	0800 422 522 info@rangitikei.govt.nz www.rangitikei.govt.nz (06) 327 0099			
Locations:	<table style="width: 100%; border: none;"> <tr> <td style="width: 33%; border: none; vertical-align: top;"> <u>Marton</u> Head Office 46 High Street Marton </td> <td style="width: 33%; border: none; vertical-align: top;"> <u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls </td> <td style="width: 33%; border: none; vertical-align: top;"> <u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape </td> </tr> </table>	<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls	<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape
<u>Marton</u> Head Office 46 High Street Marton	<u>Bulls</u> Bulls Information Centre Te Matapihi 4 Criterion Street Bulls	<u>Taihape</u> Taihape Information Centre 102 Hautapu Street (SH1) Taihape		
Postal Address:	Private Bag 1102, Marton 4741			
Fax:	(06) 327 6970			

Notice is hereby given that an Ordinary Meeting of Council of the Rangitikei District Council will be held in the Council Chamber, Rangitikei District Council, 46 High Street, Marton on Wednesday, 23 November 2022 at 1.00 pm.

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AGENDA

1 Welcome / Prayer

2 Apologies

3 Public Forum

Shane Ratima, Hamish Cavanagh and Glenn Young – re their vision for a 25 lot subdivision on Kotukutuku Road, Hunterville.

4 Conflict of Interest Declarations

Members are reminded of their obligation to declare any conflicts of interest they might have in respect of items on this agenda

5 Confirmation of Order of Business

That, taking into account the explanation provided why the item is not on the meeting agenda and why the discussion of the item cannot be delayed until a subsequent meeting, [enter item number](#) be dealt with as a late item at this meeting.

6 Confirmation of Minutes

6.1 Confirmation of Minutes

Author: Kezia Spence, Governance Advisor

1. Reason for Report

1.1 The minutes from Ordinary Council Meeting held on 3 November 2022 are attached.

Attachments

1. Ordinary Council Meeting - 3 November 2022

Recommendation

That the minutes of Ordinary Council Meeting held on 3 November 2022 **[as amended/without amendment]** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

MINUTES



UNCONFIRMED: ORDINARY COUNCIL MEETING

Date: Thursday, 3 November 2022
Time: 1.00 pm
Venue: Council Chamber
Rangitikei District Council
46 High Street
Marton

Present

- HWTM Andy Watson
- Cr Dave Wilson
- Cr Brian Carter
- Cr Fi Dalgety
- Cr Gill Duncan
- Cr Richard Lambert
- Cr Tracey Piki Te Ora Hiroa
- Cr Coral Raukawa
- Cr Jeff Wong
- Cr Simon Loudon
- Cr Greg Maughan
- Cr Jarrod Calkin

In attendance

- Mr Peter Beggs, Chief Executive
- Mrs Carol Gordon, Group Manager - Democracy and Planning
- Ms Gaylene Prince, Group Manager - Community Services
- Mr Dave Tombs, Group Manager - Corporate Services
- Ms Katrina Gray, Senior Strategic Planner (Zoom)
- Ms Georgia Etheridge, Corporate Planning Advisor (Zoom)
- Mr Graeme Pointon, Strategic Property Advisor
- Ms Kezia Spence, Governance Advisor

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**ITEM 6.1
ATTACHMENT 1**

1 Welcome / Prayer

The meeting opened at 1.01pm. Cr Lambert read the Council prayer.

2 Apologies

No apologies were received. HWTM advised he needed to leave early to attend a meeting, via phone, on three waters. Cr Duncan advised she may also need to leave early.

3 Public Forum

No public forum.

4 Conflict of Interest Declarations

Cr Loudon declared a conflict of interest in relation to item 12.1 Marton Rail Hub- CR Law Contract Variation Increase.

5 Confirmation of Order of Business

The Mayor noted that Mr Murray Holdaway from Federated Farmers will come to speak at 1.30pm to item 11.1 Pricing Agricultural Emissions Submission.

6 Confirmation of Minutes

Resolved minute number 22/RDC/376

That the minutes of Ordinary Council Meeting held on 25 October 2022 **without amendment** be taken as read and verified as an accurate and correct record of the meeting, and that the electronic signature of the Chair of this Committee be added to the official minutes document as a formal record.

Cr B Carter/Cr D Wilson. Carried

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Update on the plaque for the Mangaweka bridge. This has been viewed by Andy who stated there is no longer a risk of it being damaged. Staff to liaise with Cr Dalgety regarding the removal of old signage and a further conversation with Cr Hiroa regarding size of the font on the plaque.

Councillors asked about item 17 for the Bulls Bus Lane and if there had been any progress on the safety issues. Ms Prince stated that the process is underway regarding security cameras however it is a long process regarding software capability, bylaw for consultation and then having the ability to prosecute.

Item 21 regarding rubbish removal was questioned on the process of how we get rubbish removed. Mr Beggs responded that with the Chief Operating Officer on long term sickness that staff are unable to answer the question today.

Resolved minute number 22/RDC/377

22/RDC/36422/RDC/365 That the report 'Follow-up Action Items from Council Meetings' be received.

Cr G Duncan/Cr B Carter. Carried

8 Mayor's Report

8.1 Mayor's Report - 3 November 2022

Elected members discussed the nomination for Zone 3 representative on the LGNZ National Council for the triennium. Discussion included the benefits of Helen Worboys, in which we have a shared services agreement and she has a relationship with the district. The benefits of Neil Holdom are that he is business focused, in the same entity for three waters as the district and has provided information to Council as part of his nomination.

Resolved minute number 22/RDC/378

That the Mayor's Report – 3 November 2022 be received.

HWTM/Cr F Dalgety. Carried

Resolved minute number 22/RDC/379

That Council **agrees** to support the nomination of Mayor Neil Holdom as Zone 3 representative on LGNZ National Council this triennium.

Cr D Wilson/Cr R Lambert. Carried

9 Chief Executive's Report

9.1 Chief Executive's Report - 3 November 2022

PFAS Results

Mr Beggs advised that the PFAS results from the recent test in Bulls has been provided to the Bulls community.

In response to a question about whether testing had been done on the Bulls rubbish dump location Mr Beggs said he would check whether it has been included. Under the new drinking water standards PFAS testing is done once a year, if any results show significant change this can be done more frequently.

Grandstand Heritage Listing

Mr Beggs advised that Heritage NZ have written to Council regarding the inclusion of the Grandstand at Memorial Park on the Heritage list. Ms Prince and Ms Foley have been working through this. Council agreed to form a working group to submit to this proposal.

Seismic Assessment

There was discussion on the seismic assessment being conducted on Council buildings. There has been an offer to Council to undertake these assessments. The financial threshold for the Taihape town hall strengthening was questioned, and this was stated to likely be between \$100,000-150,000.

External Submissions

Staff have set up a process for submissions, this includes a weekly update to ELT on open submissions. These are then provided to officers for responses. A monthly update on the Council agenda will be provided, with the intention of the draft submission to be included, this will be circulated via email if not possible.

It was highlighted there is a need for Council to submit on the Charities Amendment Bill as the district has small agencies wanting to secure funding. The process of being registered can be cumbersome and therefore Council should submit on this issue.

It was also noted that there are short consultation periods which is a disadvantage. HWTM encouraged councillors to put a submission in for the zone meeting to communicate this issue to LGNZ.

Resolved minute number 22/RDC/380

That the Chief Executive's Report – 3 November 2022 be received.

Cr D Wilson/Cr T Piki Te Ora Hiroa. Carried

Resolved minute number 22/RDC/381

That a working group of three elected members:

1. Cr Duncan
2. Cr Hiroa
3. Cr Wong

work with staff to prepare a submission for the Taihape Memorial Park Grandstand heritage list proposal.

Cr G Duncan/Cr T Piki Te Ora Hiroa. Carried

Resolved minute number 22/RDC/382

That staff provide a report to Council on the unsolicited offer received to seismically strengthen the Taihape Town Hall, to give advice on the impacts of Councils procurement policy and budgets, and any legal requirements that may need to be considered.

HWTM/Cr F Dalgety. Carried

Resolved minute number 22/RDC/383

That Council delegate the authority to approve submissions made to other agencies on behalf of Council to the Mayor and Chief Executive, provided all Elected Members have been provided with an opportunity to input into the submission.

Cr C Raukawa/Cr R Lambert. Carried

10 Reports for Decision

10.1 Remuneration for Councillors in the 2022-25 Triennium

Ms Gordon advised Councillors that there is a remuneration pool and that this must all be allocated. This pool does not include the mayors salary and states the a minimum salary for a Councillor.

HWTM advised Councillors that in allocating the remuneration pool there was consideration of past salaries, respective workloads and the growth in role of the Deputy Mayor.

Resolved minute number 22/RDC/384

That the report Remuneration for Councillors in the 2022-25 Triennium be received.

HWTM/Cr G Duncan. Carried

Resolved minute number 22/RDC/385

That Council adopts the following proposal, noting that the final resolution will be provided to the Remuneration Authority for their final determination:

- A base salary for Councillors of \$26,728, and
- An allowance of \$10,003 for the role of Deputy Mayor; and
- An allowance of \$8,000 for the role of Committee Chair; and
- An allowance of \$2,500 for the role of Committee Deputy Chair; and
- An allowance of \$2,000 for the role of the Chair of the Chief Executive Review committee.

HWTM/Cr G Duncan. Carried

10.2 Appointments to Committees

Ms Gordon advised that further committee appointments will come to the end of November Council meeting.

Resolved minute number 22/RDC/386

That the report, Appointments to Committees, be received.

Cr D Wilson/Cr R Lambert. Carried

ITEM 6.1

ATTACHMENT 1

Resolved minute number 22/RDC/387

That the following appointments be made to the Marton to Bulls Wastewater Centralisation - Project Update Group:

- His Worship the Mayor
- One councillor from the Southern Ward, that being Cr Carter
- One councillor from the Central Ward, that being Cr Dalgety
- One councillor from the Tiikeitia ki Tai (Coastal) Māori, that being Cr Raukawa
- One chair of an appropriate Council Committee, that being Cr Wilson, Chair of Assets/Infrastructure

Cr T Piki Te Ora Hiroa/Cr G M Maughan. Carried

Resolved minute number 22/RDC/388

That His Worship the Mayor be appointed as the Rangitikei District Council representative to the Regional Transport Committee, with Cr Wilson as the alternate.

Cr F Dalgety/Cr G Duncan. Carried

Resolved minute number 22/RDC/389

That Cr Wong be appointed as the Rangitikei District Council representative to the Passenger Transport Committee, with Cr Maughan as the alternate.

Cr F Dalgety/Cr C Raukawa. Carried

Resolved minute number 22/RDC/390

That His Worship the Mayor and Rita Batley be appointed as the Rangitikei District Council representatives to the John Beresford Swan Dudding Trust Advisory Committee.

Cr D Wilson/Cr C Raukawa. Carried

Resolved minute number 22/RDC/391

That Cr Gill Duncan be confirmed as the Rangitikei District Council representative to the Otaihape Health Trust and that Cr Loudon be appointed as the alternate.

HWTM/Cr T Piki Te Ora Hiroa. Carried

Resolved minute number 22/RDC/392

That Cr Wilson be appointed as the Rangitikei District Council representative to the Bonny Glen Community Trust and that Cr Lambert be appointed as the alternate.

Cr B Carter/Cr F Dalgety. Carried

Resolved minute number 22/RDC/393

That His Worship the Mayor, Andy Watson, be appointed as the Rangitikei District Council representative to the Civil Defence Emergency Management Group Governance Body.

Cr C Raukawa/Cr F Dalgety. Carried

Resolved minute number 22/RDC/394

That for the November 2022 meeting His Worship the Mayor and Councillor Duncan be appointed to the Creative New Zealand Assessment Committee.

Cr F Dalgety/Cr B Carter. Carried

Resolved minute number 22/RDC/395

That for the 2022-25 triennium the Sport New Zealand Rural Travel Fund Assessment Committee comprise His Worship the Mayor, Councillor Maughan and Councillor Calkin, with Cr Maughan appointed as Chair.

Cr T Piki Te Ora Hiroa/Cr R Lambert. Carried

10.3 Meeting Schedule to 31 December 2022

Taken as read.

Resolved minute number 22/RDC/396

That the Meeting schedule to 31 December be received and dates confirmed without amendment

Cr D Wilson/Cr B Carter. Carried

11 Reports for Information**11.1 Pricing Agricultural Emissions – Submission**

Mr Murray Holdaway, from Federated Farmers came to speak to this item. He raised concerns regarding the impact of methane pricing and that this is set solely on achieving targets, with no economic impact taken into consideration, emissions leakages are likely to continue to increase global emissions and further impacts on the rural sector. That there is little science behind the targets set.

In response to a request from Council Mr Holdaway advised he was happy to work with Council on the submission. Council resolved to have a working group of elected members to work on this submission.

Resolved minute number 22/RDC/397

That the report 'Pricing Agricultural Emissions-Submission' be received.

Cr C Raukawa/Cr R Lambert. Carried

Resolved minute number 22/RDC/398

That a working group of elected members be made up of :

1. Cr Dalgety
2. Cr Maughan

3. Cr Duncan
4. Cr Hiroa
5. His Worship The Mayor

to work with staff to prepare a submission Pricing Agricultural Emission submission on the National Direction for Plantation and Exotic Carbon Afforestation.

HWTM/Cr G Duncan. Carried

12 Public Excluded

The meeting went into public excluded session 3.00pm

Resolution to Exclude the Public

Resolved minute number **22/RDC/399**

That the public be excluded from the following parts of the proceedings of this meeting.

1. Marton Rail Hub - CR Law Contract Variation Increase
2. Taihape Papakai Wastewater pump station
3. Digitisation of Property Files
4. Follow-up Action Items from Council (Public Excluded) Meetings

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the *Local Government Official Information and Meetings Act 1987* for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
12.1 - Marton Rail Hub - CR Law Contract Variation Increase	s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
12.2 - Taihape Papakai Wastewater pump station	s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
12.3 - Digitisation of Property Files	s7(2)(h) - Commercial Activities	s48(1)(a)(i)
12.4 - Follow-up Action Items from Council (Public Excluded) Meetings	s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)

7 Follow-up Action Items from Previous Meetings

7.1 Follow-up Action Items from Council Meetings

Author: Kezia Spence, Governance Advisor

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 On the list attached are items raised at previous Council meetings. Items indicate who is responsible for each follow up, and a brief status comment.

2. Decision Making Process

- 2.1 Staff have assessed the requirements of the Local Government Act 2002 in relation to this item and have concluded that, as this report is for information only, the decision-making provisions do not apply.

Attachments:

1. **Follow-up Actions Register** [↓](#)

Recommendation

That the report 'Follow-up Action Items from Council Meetings' be received.

8 Mayor's Report

8.1 Mayor's Report - 23 November 2022

Author: Mayor Andy Watson

Council has had its first meeting to induct Councillors and to outline committee structures. Today's Council meeting will formalise membership of those committees. There is a realisation for Councillors and staff that the workload this triennium will be far heavier than has been the case previously. The new responsibilities that Council have around Government legislation and the transition of Three Waters to separate entities, RMA reform etc is substantial and as of now lacks clarity and detail.

The workload means that it will be difficult for Councillors to be across all bodies of Council work and my suggestion is that Councillors may wish to enter committees suitable to their skills and interests.

This approach comes with a couple of caveats, if that is the correct term. As a Councillor you will have a responsibility to understand and if necessary question any work program or Council decision. However there is an element of trust involved and that is to trust the skill of those involved with committees that you are not on and to give reasonable levels of delegation formally where possible so that the relitigating of committee recommendations at full Councils is kept to matters of consequence.

As part of that trust process Council has decided that from now on workshops will be publicly notified and open to the general public, but not live-streamed. Standing committees and Council will also be open to the public and live-streamed.

All Councillors attended a two day offsite team building meeting recently which was hugely successful and I would like to thank Council staff and Local Government New Zealand for their help in facilitating this.

I took to Council at it's 3 November 2022 meeting the LGNZ Zone 3 representation selection to National Council. At that stage we had two candidates and illustrated a preference for one. The situation since that meeting has changed with a new candidate coming into play, Craig Little Mayor of Wairoa. I have subsequently canvassed Councillors and their preference has been for our vote for National Council representation to support Craig who is already co-Chair of Zone 3. In moving my Mayoral Report I am acknowledging the change from the previous recommendation supporting Mayor Neil Holdom.

Government is pushing ahead at pace with reforms and it has been a real challenge to meet submission deadlines to give Government our local stance. This week for example, with little notice we are submitting on the proposed emissions levies put on our farming practices and carbon credit forestry. These are incredibly important submissions as the reforms will affect the profitability of many farms who will be threatened with a reduction of around 20% of farm income in the sheep and beef industry. From a business perspective it is difficult to criticise farm owners selling their land for carbon credit forestry but from a social perspective the results are disastrous with less employment available which means long term schools and rural communities will be severely impacted.

The funding for roading both locally and nationally is challenging. All of us notice the potholes and decreased maintenance of our networks. This funding is principally set by Waka Kotahi grants and Government budgets. As I understand it those budgets will not be increased or reviewed until 2024,

ITEM 8.1

while the inflationary costs of roading per year arguably are approaching 30% per annum. There will be roads in NZ that are not reinstated after climatic events and the deterioration of local roads is sadly inevitable under this funding regime. Locally we also know that the impact of forestry harvesting is on us now as the “wall of wood” becomes a reality. We started looking at introducing a differential on roading rates for identified forestry properties in the Long Term Plan. We put that decision on hold to consult further with the sector, something that we are currently undertaking. We will add this consultation occurring now to be part of the Annual Plan consultation to give options that have been worked through with the industry.

Last Saturday we saw Marton Market day delivered by Council for the first time. We got lucky with the weather and had a successful day with thousands of visitors to Marton. By all accounts our retail stores also had a very good day. I would like to take a moment to thank those who volunteered to help the event be such a success from council staff to community members giving up their time led by Jen Britton. Special thanks has to go to Lions and Marton Rotary for their members volunteering their time event on event to help make sure the manpower is there for these sorts of events to happen, and to Booths Transport (and Bruce Gordon Contracting) for stepping in at the last minute and lending us a truck for the day to act as the main stage. It is community spirit like this that makes our district such a great place to call home.

Over the last few days Arohanui Hospice held a fundraising event called Hearts & Homes where homesteads and gardens throughout the Rangitikei became part of an organised tour. Huge numbers of people took up the opportunity to support the Hospice and to look at our outstanding properties. This, like Market Day, also provided an opportunity for our local retailers to benefit. I called into Ward Furniture for example and for the last week they have been incredibly busy dealing with people from out of town who were associated with the Hospice event. We have an events funding arm of Council and this another classic case of where our community gets repaid for our investment in the events area.

Earlier in the month we held our first citizenship ceremony for quite some time. These processes have been held up through covid times and it was fantastic to be able to start to put them back in place. We welcomed citizens from Western Samoa, Russia, United Kingdom, South Africa, Canada and the USA and for the first time we were recognising King Charles III in our ceremony.

On 8 November I was asked to attend a Mayoral Taskforce for Jobs Parliamentary Breakfast in Wellington with James Towers and Marton’s Ngaire-Ann Takimoana where Government was wanting to recognise the success of the Mayoral Taskforce for Jobs. Our Council, being one of the four founding Councils, was asked to provide a success story and Ngaire-Ann was the classic story - placed through Mayor’s Taskforce to work for a prominent farming/horticulture organisation just outside Bulls she has quickly graduated to being a foreman with a significant number of staff under her. She spoke at Parliament around the trust she has been given and the skills she’s been able to pick up and her future looks incredibly bright. It is challenging for a young person to speak in front of the Government Ministers at Parliament and I thought Ngaire-Ann handled herself incredibly well, congratulations.

Over the last couple of years attending school prizegiving functions has been a challenge with covid restrictions and as the community have been released from the covid prison it has been pleasing to be able to attend a number of end of year school functions recently. As part of that we have awarded Council scholarships to rangatahi at Taihape Area School and Rangitikei College for tertiary education. I am keen for Council to also look at recognising and providing for apprenticeship funding across the district and there will be more to come on this matter.

Last Saturday was an incredibly busy day for me, attending five different functions throughout our district. The highlight to me was the Investiture of Judge Rachael Parata Mullins where she was admitted to the judicial bench as a judge. This is a classic case of a local girl excelling. Rachael attended Taihape Area School and went on to study law, graduate and now be admitted as a judge. She had requested that investiture be held at the school and she was supported by approximately 400 people who had travelled from all over to attend the ceremony. One of her local teachers spoke in glowing terms of Rachael around what she has achieved and her community involvement. Quite an amazing powhiri and celebration to be part of.

Late Saturday afternoon I attended the Koitiata Volunteer Fire Brigade Honours Evening and took the opportunity while in Koitiata to arrive early and spend some time being shown the drainage issues from farming land through forestry and Council-administered reserve to the lagoon and sea. This is an issue that has sat on our table for years. It is complex but essentially arose from land use change permitted by Horizons. It is a pity that Horizons missed a community meeting recently looking to resolve this issue but I am hopeful that we can navigate a way forward.

I have received a number of emails over the last week or so around the establishment of Maori Wards and reference statements around Local Government's direction. I have been asked to take the community's concerns to Council and doing so I am supplying a tabled letter as appendix to that.

Mayors Engagement

November 2022

1	Attended Regional Transport Matters/Regional Chiefs fortnightly Zoom meeting Attended Citizenship Ceremony
2	Attended Taihape Area School RDC Scholarship Interview Attended Rangitikei College Prizegiving Attended Meeting with Deputy Mayor
3	Attended DIA Planning Technical Working Group Co-Chair Hui Attended weekly meeting with Chief Executive Attended Council Meeting Attended DIA Zoom – 3W Establishment Chief Executive Entity B interview pre-meet
4	Attended Akona – Elected Members Induction Day Attended Finances 101 and Internal Audit Advice Zoom
6	Attended Gathering for new Elected Members/Executive Leadership Team Makoura Lodge
7	Attended Gathering for new Elected Members/Executive Leadership Team Makoura Lodge
8	Attended Mayoral Taskforce for Jobs Parliamentary Breakfast Wellington Attended meeting with staff re Code of Conduct/Standing Orders Attended weekly meeting with Chief Executive Attended weekly meeting with Deputy Mayor
9	Attended DIA 3W Entity B Interviews for Chief Executive
10	Attended meeting re Koitiata flooding issue with stakeholders Attending meeting with ratepayer Attended LGNZ Leaders Zoom Attended BA5 in Taihape Attended Agriculture Emission Pricing presentation by Andrew Hoggard
11	Attended Mayoral Taskforce for Jobs meeting with Iwi and Chief Executive Attended Armistice Day Service at Marton Cenotaph Attended Waka Kotahi quarterly meeting
12	Attended Marton Market Day Attended Bulls Rose & Flower Show Attended Investiture Ceremony for Judge Rachael Parata Mullins in Taihape Attended Koitiata Volunteer Fire Brigade Honours Evening
13	Attended Hearts & Homes Thank you Function Attended Remembrance Sunday Service at Greatford
16	Attended weekly meeting with Chief Executive Attended inaugural Audit & Risk Meeting

	Attended Council Workshop – Finances 101
17	Attended Rural & Provincial Sector Meeting Wellington
18	Attended Fortnightly Discussion on Economic Development Attended Meet & Greet with Regional Manager Downer Manawatu Attended Fish & Game Event at Tutaenui Reservoir – Ohakea Personnel
19	Attended Fish & Game Event at Tutaenui Reservoir – Public Open Day Attended Ratana Playground & Whanau Space Opening
21	Attended breakfast meeting with Mayor Helen Worboys Attended Hunterville Rural Water Supply Sub-Committee Meeting Attended Differential on Roding Rate for Forestry meeting at Mokai Patea Services
22	Attended weekly meeting with Chief Executive Attended JBS Dudding Trust Annual Meeting Attended weekly meeting with Deputy Mayor
23	To attend inaugural Finance/Performance Committee Meeting To attend Council Meeting
24	To attend LGNZ Zone 3 Meeting in Whanganui To attend LGNZ Leaders Zoom
25	To attend LGNZ Zone 3 Meeting in Whanganui To attend LGNZ Workshop – How can we revitalise local democracy?
26	To attend Queen’s Memorial Tree Planting at Marton Park
27	To attend Christmas Bonanza in Marton
29	To attend Regional Transport Matters/Regional Chiefs Fortnightly Zoom Meeting To attend Erewhon Rural Water Supply Sub-Committee Meeting To attend Bulls Community Committee Meeting
30	To attend LGNZ Workshop – How should local government be structured?

Attachments:

1. **Email from Mariata Couch dated 5 November 2022 regarding Maori Wards** [↓](#)

Recommendation 1

That the Mayor’s Report – 23 November 2022 be received.

Recommendation 2

That the email from Mariata Couch dated 5 November 2022 regarding the adoption of the Maori Wards be received.

9 Chief Executive's Report

9.1 Chief Executive Report - November 2022

Author: Peter Beggs, Chief Executive

Authoriser: Peter Beggs, Chief Executive

1. Reason for Report

- 1.1 This report provides Elected Members with an update on key activities across the organisation. Items requiring a specific decision are towards the end of this report.

2. Events Held in October

2.1 School Sports Events:

- 21 October - Taihape Area School Athletics and Cross Country – Taihape Memorial Park
- 21 October - Taihape Touch Rugby – Taihape Memorial Park (start of the season week 1)
- 25 October - Taihape Area School Whole School Cross Country – Taihape Memorial Park
- 28 October - St Joes Cross Country – Taihape Memorial Park
- 28 October - Taihape Touch Rugby – Taihape Memorial Park (start of the season week 2)

2.2 Community Events:

- 29 October - Shemozzle Festival - Hunterville Domain

3. Health Safety and Wellbeing Update

- 3.1 The dashboards for September and October 2022 are attached (Attachments 1 and 2).

4. Engagement and Consultation Schedule – 2022/23

- 4.1 An updated Engagement and Consultation schedule is attached (Attachment 3), for the Council's information.

5. Parks and Open Spaces Strategy Update

- 5.1 Staff have been working with an external consultant to prepare a Parks and Open Spaces Strategy for Council consideration. This 30 year strategy seeks to form the basis of future development of our parks and reserves, be based on industry best practise and be aligned with Council's Spatial Planning Project. Engagement with relevant community organisations and representatives has occurred. A draft plan is to be submitted to

Council workshop early in 2023, with feedback and a request from staff for a Council sub-committee to drive the draft strategy to completion.

- 5.2 There are a number of community initiatives that have been paused while this strategy has been developed. These initiatives include: Taihape Play Park, Marton Velodrome re-sealing, Tutaeporoporo Action Trail, Wilson Park fitness trail, Christmas tree in the Marton green space bordered by Lower High Street and Broadway, Bulls Domain, and others. Many of these projects are partially or mostly funded by the community and/or external sources. Some projects have received Council funding through the Long Term Plan or Annual Plan.
- 5.3 Staff and the strategy consultant have confirmed that each of the projects listed in 5.2 are appropriate and aligned with the future strategy. As a result, I have initiated an internal project team to coordinate the projects and to work with each of the relevant community groups to initiate project planning, to bring to Council any issue requiring decision, and to provide Council and the community with regular updates.

6. Update from the Three Waters National Transition Unit

- 6.1 Attachment 4 provides an update on the Select Committee Report on the Water Services Entities Bill from the Three Waters National Transition Unit.
- 6.2 A briefing note has also been sent from Brent Manning, Council Interface Manager - Entity B from the Three Waters Reform National Transition Unit to provide supplementary, more detailed information on the Three Waters transition process (see Attachment 5).
- 6.3 Council staff continue to work with the Department of Internal Affairs National Transition Unit (DIA NTU) to support their various requests for information. Council have been granted \$353k to support this work, and are using a combination of staff and external resources to support. Some responses have been delayed due to the unfortunate absence of Council's Chief Operating Officer, however the delays have been communicated and accepted by DIA.

7. Community Water Fluoridation – Letter from the Ministry of Health

- 7.1 The Ministry of Health have written to Council advising they are activity considering whether to direct us to fluoridate water supplies in Marton, Taihape and Bulls. A copy of their letter is attached (Attachment 6). They are asking for estimated costs of adding fluoride to the drinking water and ongoing management and monitoring; and when we could comply if there was a direction to fluoridate.

8. Roading Budget Paper Delay

- 8.1 At the end of the last triennium, staff provided Council with a revised capital expenditure forecast to take into account unforeseen challenges in achieving the approved capital budget. These delays included consenting, design finalisation and supply chain capacity. It was noted at that time that the revised capital expenditure forecast did not include necessary changes in roading capital expenditure.

- 8.2 Staff had intended to provide a revised roading capital expenditure forecast to this meeting, however the requisite data was not available in time and is therefore delayed until the December Council meeting.

9. Elected Members Regional Forum – Thursday 23 February 2023

- 9.1 I have been asked to remind elected members that this forum is being held on Thursday, 23 February from 10am – 8pm. The venue for the day will be Te Matapihi – Bulls Community Centre, followed by a tour and dinner at NZDF Base Ohakea.
- 9.2 This Forum (previously called the RTA Forum), is open to all Mayors / Chief Executives / Elected Members / Senior Managers / Community Board Members in the Horizons region. The agenda for the day is currently being prepared and registrations will open early 2023.

10. External Submissions

- 10.1 The updated list of current and recently closed submissions, including proposed actions is attached (Attachment 7).

Consultations proposed for submission

- 10.2 *National Direction for Plantation and Exotic Carbon Afforestation* – A submission has been prepared with elected member feedback and will be lodged by the closing date of 18 November 2022.
- 10.3 *Pricing Agricultural Emissions* – A submission is being prepared and will be lodged by the closing date of 18 November 2022.
- 10.4 *Second Tranche of Drinking Water and Wastewater Network Environmental Performance Measures* – Officers are working with Manawatū District Council to prepare a submission referencing the shared services agreement. This will be circulated for Council approval prior to submission. Submissions close on 25 November 2022.
- 10.5 *Charities Amendment Bill* – As discussed at the Council meeting on 3 November 2022, officers will prepare a draft submission on this Bill for Council approval. Submissions close on 9 December 2022.
- 10.6 *Business Payment Practices Bill* – A Bill introducing a requirement for businesses to disclose the timeframe of payments to smaller businesses. Officers are reviewing the Bill and will prepare a draft for Council feedback prior to the submission due date of 8 January 2023.
- 10.7 *Waka Kotahi Draft Interim State Highway Speed Management Plan* – Officers will review the Draft Plan and seek Council feedback prior to submissions closing on 12 December 2022.
- 10.8 *Consultation on reducing the emissions impact of fluorinated gasses* – A Ministry for the Environment consultation on controlling the importation and sale of these refrigerants including a product stewardship scheme. Officers suggest submitting, indicating this is relevant to Council but there is no capacity to prepare a response. Submissions close on 18 December 2022.

10.9 *Business Payment Practices Regulations* – Regulations to be put into place to enact the Bill referenced in 10.4. Officers will prepare a submission for Council to review prior to the due date of 28 February 2023.

10.10 *National Environment Plan on PFAS* – A consultation on changes to the draft National Environment Plan on PFAS. This gives technical guidance and standards on the monitoring and management of soil and water, as well as appropriate disposal of materials containing PFAS. Submissions close on 28 February 2023.

10.11 *Future for Local Government Draft Report* – The Future for Local Government Panel has released a draft report including 29 recommendations and associated questions. Submissions close on 28 February 2023.

Upcoming consultations

10.12 The Spatial Planning Bill and Natural and Built Environment Bill were introduced to parliament on 15 November 2022. When they are referred to the Environment Select Committee the consultation period will be determined. Officers will monitor the progress of the bills and prepare a submission with Council when consultation is open.

Consultations submitted on during November 2022

10.13A *Fair Chance for All Interim Report* – Officers prepared a submission stating the lack of capacity for a response and noting support of the Taituarā submission (Attachment 8). Submissions closed on 11 November 2022.

10.14 *Proposed Change 3 (Urban Development)* – A detailed submission (Attachment 9) was prepared and submitted by the closing date of 15 November 2022.

11. Decision Making Process

11.1 This item is not considered to be a significant decision according to the Council's Policy on Significance and Engagement.

Attachments:

1. **H&S Dashboard - September 2022** [↓](#)
2. **H&S Dashboard - October 2022** [↓](#)
3. **Consultation and Engagement Schedule - Nov 22** [↓](#)
4. **Three Waters National Transition Unit - Select Committee Report** [↓](#)
5. **Supplementary briefing paper for Elected Members** [↓](#)
6. **Letter from the Ministry of Health - Flouridation** [↓](#)
7. **External submissions Nov 22** [↓](#)
8. **Submission on Fair Chance for All** [↓](#)
9. **Horizons Plan Change 3 Urban Development - November 2022** [↓](#)

Recommendation

That the Chief Executive's Report – November 2022 be received.

10 Reports for Decision

10.1 Adoption of Code of Conduct and Standing Orders

Author: Katrina Gray, Senior Strategic Planner

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 The provide the Code of Conduct and Standing Orders for adoption for the 2022-2025 triennium.

2. Code of Conduct

- 2.1 Under it is mandatory for councils to adopt a code of conduct - *clause 15 of Schedule 7 of the Local Government Act 2002*.
- 2.2 Council last updated the Code of Conduct following the triennial election on 31 October 2019.
- 2.3 The Code of Conduct sets out the standards of behaviour expected from elected members in the exercise of their duties. Its purpose is to:
 - enhance the effectiveness of Council and the provision of good local government of the district;
 - promote effective decision-making and community engagement;
 - enhance the credibility and accountability of Council to its communities;
 - promote strong and collegial relationships between members when working together in the course of their various functions and duties; and
 - develop a culture of mutual trust, respect and tolerance between members and executive management.
- 2.4 The proposed Code of Conduct for 2022-25 has been reviewed by Officers. It is proposed to incorporate a number of sections from the previous Governance Handbook, which will be no longer required. The draft document is attached – Attachment 1.
- 2.5 Key changes to the Code of Conduct from the 2019-22 version include:

Sections expanded:

 - 4 - Roles and Responsibilities
 - 6 - Contact with the Media
 - 8 - Conflicts of Interest
 - 9 - Register of Interests – updated to include the new provisions in the Local Government (Pecuniary Interests Register) Amendment Act 2002
 - 15 - Breaches of the Code

New sections:

 - 12 - Members Remuneration
 - 13 - Sensitive Expenditure and Gifts
 - 14 - Equipment and Connection to Services

3. Standing Orders

- 3.1 Standing orders contain rules for the conduct of the proceedings of local authorities, committees, subcommittees, subordinate decision-making bodies, and local and community boards. Their purpose is to enable local authorities to exercise their decision-making responsibilities in a transparent, inclusive, and lawful manner.
- 3.2 It is mandatory that councils adopt standing orders for the conduct of their meetings and the meetings of any subordinate bodies, such as committees and subcommittees - *clause 27 Schedule 7 of the Local Government Act 2002*.
- 3.3 Council last adopted its standing orders on 31 October 2019 following the last triennial election. A range of amendments have been proposed as follows:
- Updates to align with the LGNZ 2022 template for standing orders.
 - Increasing the time limit for public forum from 5 minutes to 10 minutes.
 - Amendments to reflect minutes are not required to be kept in hardcopy format.
 - Amendments to reflect there is no requirement to have minutes signed by the Chairperson.
 - Amendments to Appendix 9 to reflect the new approach for running workshops.
 - Delete Appendix 12: Recordkeeping for Council – as it is not necessary.
- 3.4 The amended document is attached – Attachment 2.
- 3.5 There are four areas where Council can decide a preferred approach.

Right to attend by audio or audio visual link

- 3.5.1 The LGA 2002 allows members to participate in meetings if they are not physically present, via audio or audio-visual means. However, members attending by audio or audio visual means are not counted as part of a quorum of a meeting (although are allowed to vote if the meeting has a quorum – SO13.9).
- 3.5.2 *The current Standing Orders permits members to attend meetings via audio or audio visual link.*

Mayors/Chairs with casting vote

- 3.5.3 The LGA 2002 allows a chairperson (chair) to use a casting vote if this is specified in standing orders. The vote can be used when there is a 50/50 split in voting.
- 3.5.4 *The current Standing Orders provide the Mayor, Chairperson, or other person presiding at a meeting to have, in the event of a 50/50 split, a casting vote.*

Speaking and moving options

- 3.5.5 The LGNZ template offers councils a choice of three frameworks for speaking to and moving motions and amendments. Option A is the most formal, and Option C the least.
- 3.5.6 Option A limits the ability of members to move amendments if they have previously spoken. Option B provides more flexibility by allowing any member, regardless of whether they have spoken before, to move or second an amendment, while Option C allows further flexibility.
- 3.5.7 *The current Standing Orders adopt Option A.*

Time needed for staff to prepare advice

3.5.8 Standing orders provide for members of the community to engage with councils, their various committees and local or community boards. It is common for officials to be asked to prepare advice on the items to be discussed. The default standing orders give officials five days in which to prepare the advice.

3.5.9 *The current Standing Orders retain the 5 day default.*

4. Financial Implications

4.1 There are no financial implications.

5. Impact on Strategic Risks

5.1 There are no relevant strategic risks.

6. Statutory Implications

6.1 The adoption of a Code of Conduct (and any amendments) and amendments to the Standing Orders is required under the Local Government Act 2002.

7. Decision Making Process

7.1 This decision is not considered to be significant.

Attachments:

1. **Draft Code of Conduct** [↓](#)
2. **Amended Standing Orders 2022** [↓](#)

Recommendation 1

That the report 'Adoption of Code of Conduct and Standing Orders' be received.

Recommendation 2

That Council adopt / amend [delete one] the Code of Conduct.

*75% vote required.

Recommendation

That Council adopt the Standing Orders, reconfirming:

- a) That the standing orders allow members to join via audio or audio visual link.
- b) That the Chair be given the option of a casting vote.
- c) That Option A be adopted as the default option for speaking and moving motions.
- d) That the time needed for staff to prepare advice remains as the default of five days.

*75% vote required.

10.2 Confirmation of Committee Structure and Membership

Author: Carol Gordon, Group Manager - Democracy & Planning

Authoriser: Carol Gordon, Group Manager - Democracy & Planning

1. Reason for Report

- 1.1 This purpose of this report is for Council to consider and approve its committee structure for the 2022-25 triennium and establish membership for those committees.

2. Context

- 2.1 Council has historically established a number of standing committees, even though there is no statutory requirement to do so and wants to continue this approach for the 2022-25 triennium.

3. Discussion and Options Considered

- 3.1 The committees that have previously been in place are:

- Assets / Infrastructure Committee
- Audit and Risk Committee
- Finance / Performance Committee
- Policy / Planning Committee
- Te Roopuu Ahi Kaa Komiti
- Youth Council
- Creative NZ Committee
- District Licensing Committee
- Maori Land Rates Remission Sub-Committee
- Community Grants Sub-Committee

- 3.2 There are also four Community Committees (Huntermville, Marton, Turakina and Bulls), and two reserve management committees (McIntyre Reserve and Santoft Domain). Nominations for each of these committees is currently underway, and close at 12pm Friday, 18 November 2022. Membership of these committees will be established once nominations have closed and a meeting has been arranged.

- 3.3 There are also three rural water supply management committees – Erewhon, Huntermville and Omatane rural water supply management committees. Members are selected by scheme participants; one appointment needs to be made for a Councillor representative for each of the committees with the Mayor being a member as ex officio.

- 3.4 At the request of the committee the Turakina Reserve Committee has been disestablished.

4. Proposed Committee Structure 2022-25

- 4.1 The name, makeup, frequency and any proposed changes for each committee are outlined below:

Name	Purpose	Changes	Chair	Deputy Chair	Members	Meeting Frequency
Assets / Infrastructure Committee	To ensure sustainable management of Council-owned assets / infrastructure that achieves compliance with government requirements and high community satisfaction	Workshop held on alternative month	Cr Wilson	Cr Richard Lambert	Crs: TRAK member:	Bi-monthly (one month will be a formal meeting and the alternate month a workshop)
Finance / Performance Committee	To ensure robust and transparent management of Council's finances and maximising performance. Consider applications to the Community Grants Scheme	Nil	Cr Fi Dalgety	Cr Jeff Wong	Crs: TRAK member: 2 Community Reps for the Community Grants Scheme applications	Monthly
Policy / Planning Committee	To ensure the Council has a comprehensive planning, policy and regulatory framework which reflects legislative requirements and builds resilient communities	May be re-focused in 2023 (which could impact on frequency)	Cr Tracey Piki Te Ora Hiroa		Crs: TRAK member:	Bi-monthly
Risk and Assurance Committee	To ensure probity in the management of Council's operations and its assets and a lose regard for minimising risk	Re named (previously Audit and Risk)	Independent Chair to be appointed (proposed to be Mr Philip Jones)	HWTM	Crs - max six which includes: HWTM Cr Wilson Cr Dalgety Cr Hiroa	Quarterly
Te Roopuu Ahi Kaa Komiti	Guided by a Memorandum of Understanding: Tutohinga	Nil	Mr Pahia Turia	Ms Tracey Piki Te Ora Hiroa	Two elected members being: HWTM and Cr	Bi-monthly
Youth Council	Includes strengthening engagement between RDC and young people, build their knowledge of Community, Council and Central Government processes; encouraging youth participation in civic affairs				HWTM and Cr	Monthly or as required

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Name	Purpose	Changes	Chair	Deputy Chair	Members	Meeting Frequency
Chief Executive Review Committee	Conduct reviews of the CE's performance,		Cr Tracey Piki Te Ora Hiroa / HWTM		All Crs will be involved in this process with an Independent advice also	As required
Creative NZ Committee					HWTM Cr: TRAK Rep – currently Hair Benevides Advertise for other reps, then a chair is appointed.	As required
Maori Land Rates Remission Sub-Committee	Part of Council's policy on the remission and postponement of rates on Maori freehold land.		His Worship the Mayor		2 elected members, being: Cr Cr 3 Tangata Whenua (most likely from TRAK)	
Hearings Committee	Meets as required to conduct hearings for RMA or any other Act.		His Worship the Mayor		Appointed when required	As required
District Licensing Committee	Nominations will be called for in December / January					As required

5. Independent Chair – Risk and Assurance Committee:

- 5.1 The Chair for the Risk and Assurance Committee is undertaken by an independent person. Mr Philip Jones has been proposed to undertake this role for the 2022-25 triennium.
- 5.2 It is proposed the annual salary for this role be capped at \$15,000.
- 5.3 Specific recommendations are included below.

6. Decision Making Process

- 6.1 Council has the ability to form its own committees so long as it does not delegate responsibilities contained in Section 32, Schedule 7 of the Local Government Act.

Recommendation 1

That the Confirmation of Committee Structure and Membership report be received.

Recommendation 2

That Mr Philip Jones be confirmed as the Independent Chair of the Risk and Assurance Committee.

Recommendation 3

That the salary for the independent Chair of the Risk and Assurance Committee be capped at an annual salary of \$15,000.

Recommendation 4

That the following committee structure and membership be confirmed for the 2022-25 triennium:

Name	Chair	Deputy Chair	Members
Assets / Infrastructure Committee	Cr Wilson	Cr Richard Lambert	Crs: TRAK member:
Finance / Performance Committee	Cr Fi Dalgety	Cr Jeff Wong	Crs: TRAK member: 2 Community Reps for the Community Grants Scheme applications
Policy / Planning Committee	Cr Tracey Piki Te Ora Hiroa		Crs: TRAK member:
Risk and Assurance Committee	Mr Philip Jones		Crs:
Te Roopuu Ahi Kaa Komiti	Mr Pahia Turia	Ms Tracey Piki Te Ora Hiroa	Two elected members being: HWTM and Cr
Youth Council			HWTM and

ITEM 10.2

			Cr
Chief Executive Review Committee	Cr Tracey Piki Te Ora Hiroa		
Creative NZ Committee			HWTM Cr: TRAK Rep – currently Hair Benevides Advertise for other reps, then a chair is appointed.
Maori Land Rates Remission Sub-Committee	His Worship the Mayor		2 elected members, being: Cr Cr 3 Tangata Whenua (most likely from TRAK)
Hearings Committee	His Worship the Mayor		Appointed when required
Huntermville Rural Water Supply Management Committee			His Worship the Mayor (ex officio) Cr ____
Erewhon Rural Water Supply Management Committee			His Worship the Mayor (ex officio) Cr ____
Omatene Rural Water Supply Management Committee			His Worship the Mayor (ex officio) Cr ____
Turakina Community Committee			His Worship the Mayor (ex officio) Cr ____
Bulls Community Committee			His Worship the Mayor (ex officio) Cr ____ And alternate Cr ____
Marton Community Committee			His Worship the Mayor (ex officio) Cr ____ And alternate Cr ____
Huntermville Community Committee			His Worship the Mayor (ex officio) Cr ____ And alternate Cr ____

Santoft Reserve Management Committee			His Worship the Mayor (ex officio) Cr ____
McIntyre Reserve Management Committee			His Worship the Mayor (ex officio) Cr ____

ITEM 10.2

10.3 Adoption of Meeting Schedule for 2023**Author:** Carol Gordon, Group Manager - Democracy & Planning**Authoriser:** Peter Beggs, Chief Executive**1. Reason for Report**

- 1.1 The purpose of this report is to provide a draft schedule of meetings for 2023 for Council's consideration and adoption.

2. Context

- 2.1 A proposed schedule of meetings for 2023 is attached (Attachment 1) which includes regular workshops throughout the year.
- 2.2 Dates showing 'committee meetings' will be finalised to show which committees these dates apply to once Council has adopted its committee structure.
- 2.3 Dates for Rural and Provincial and Zone 3 meetings have been received from Local Government New Zealand and these have been added to the meeting schedule.

3. Decision Making Process

- 3.1 This item is not considered to be a significant decision according to Council's Policy on Significance and Engagement.

Attachments:

1. **2023 Meeting Schedule** [↓](#)

Recommendation 1

That the report Adoption of Schedule of Meetings 2023 be received.

Recommendation 2

That Council adopts the schedule of meetings for 2023 with / without [delete one] amendment.

11 Reports for Information

11.1 Members Pecuniary Interests

Author: Carol Gordon, Group Manager - Democracy & Planning

Authoriser: Peter Beggs, Chief Executive

1. Reason for Report

1.1 The purpose of this report is to provide guidance to elected members on the Local Government (Pecuniary Interests Register) Amendment Act 2022 (LGA) which comes into force on 20 November 2022.

2. Context

- 2.1 The Local Government (Pecuniary Interests Register) Amendment Act 2022 (the Act) inserts a new set of requirements and obligations to the Local Government Act 2002 – Subpart 3 – Register of members’ pecuniary interests, all of which relate to members’ pecuniary interests.
- 2.2 The purpose of the new provisions is to increase transparency, trust and confidence in local government by keeping and making publicly available, information about members’ pecuniary interests. It is similar to the regime that Members of Parliament adhere to but has been tailored to reflect particular aspects of local government.
- 2.3 Moving forward, every council will be required to keep a register of its members’ pecuniary interests, and to make a summary of it publicly available. Each council must appoint a Registrar to maintain the register and provide advice and guidance to members.

3. Requirements

- 3.1 Members are obliged to provide annual returns, which are to be included on the registers, and to subsequently advise of any errors or omissions in those returns. Any failure to comply with the new obligations amounts to an offence, and so it is important that members understand and comply with these new provisions, and that they are provided with necessary guidance (including from council staff). A Return Form will be provided to members to fill out annually. A sample form is attached (Attachment 1) which will be updated following the Council meeting.
- 3.2 Rangitikei District Council currently maintains a Register of Members’ Interests, with yearly updates sought from members. This register has been administered and maintained by the Group Manager – Democracy and Planning. The register includes both pecuniary, and non-pecuniary interests.
- 3.3 Below is a table comparing new provisions with practice currently undertaken:

Requirements from 20 November 2022	Current process
Council to appoint a Registrar to maintain a register of members’ pecuniary interest, and make a summary of this publicly available.	Group Manager – Democracy and Planning maintains Members’ Interests Register in Sharepoint.

ITEM 11.1

Requirements from 20 November 2022	Current process
Members must provide annual returns to be included on the register and subsequently advise any errors or omissions in those returns. Failing to comply will be an offence	Completing and returning the Members' Interests form is voluntary – members' cannot be compelled to complete and return.
Guidance to be provided to members on complying with the new provisions.	Guidance provided to members on complying with provisions of Local Authorities (Members' Interests) Act 1968 (LAMIA)
Due date for completed returns: 120 days after member comes into office following the 2022 election. This will be 13 February 2023 .	
Continued need for disclosure of non-pecuniary interests under the Local Authority Members Interest Act (LAMIA).	

- 3.4 Taituara have issued a guidance document prepared by Simpson Grierson, titled: Guidance for councils on registers of members' pecuniary interests. A copy of this guidance document will be made available to elected members. It discusses delegated authority for making the appointment of the Registrar, advice on the appropriate role to be appointed, Councils and Registrars' obligations, and members' obligations. Clarification is also given that the new regime applies to elected, not appointed, members.
- 3.5 The Guidance document provides a sample form to be used to collect the information from elected members. It also includes a flow chart to assist with completing the declaration.

4. Delegation of Authority and Appointment of Registrar

- 4.1 The Act requires appointment of a Registrar. Registrars are tasked with the compilation and maintenance of the Register. In practice, the Registrar will look after the Register on a day to day basis.
- 4.2 Although the power to appoint a Registrar sits with the Council, it can be delegated. There is a recommendation in this report asking for Council to delegate the authority under Section 54G of the Local Government Act 2002, to the Chief Executive. The Chief Executive can then sub-delegate the task of Registrar to the Group Manager – Democracy and Planning as an appropriate officer to continue administering the non-pecuniary interest declarations required under LAMIA.

5. Decision Making Process

- 5.1 There are specific legislative requirements around aspects of this report, and the report is not considered to trigger Council's Significance and Engagement Policy.

Attachments:

1. **Sample - Pecuniary Interests Return Form** [↓](#)

Recommendation

That the report Members Pecuniary Interests be received.

Recommendation 2

That Council delegate, under Section 54G of the Local Government Act 2002, authority to the Chief Executive to appoint Council's Registrar to carry out the compilation and maintenance of the register of members' pecuniary interests.

11.2 Ratepayer Query**Author: Dave Tombs, Group Manager - Corporate Services****Authoriser: Peter Beggs, Chief Executive****1. Reason for Report**

- 1.1 To provide elected members with an update on the matter that was raised in the Public Forum of the Council Meeting of 29 September 2022.

2. Context

- 2.1 At the Public Forum of the Council Meeting of 29 September 2022 Mr Paul Maclean described his dissatisfaction regarding the following Council related matters:
 - 2.1.1 Being rated for more than one Separately Used or Inhabited Part of a rating unit (SUIP) on his property; and
 - 2.1.2 Having ineffective stormwater structures on his property.
- 2.2 Mr Maclean also queried why Council based its rates on 'capital value' and not 'land value'.
- 2.3 Mr Maclean had previously raised these matters with Council Officers and was provided with a formal response in July 2022 (attached).
- 2.4 Mr Maclean subsequently exchanged emails with the Chief Executive Officer asking to meet with Council regarding these matters, a request which resulted in him speaking at the Public Forum as noted above.

3. Discussion and Options Considered

- 3.1 The matters discussed by Mr Maclean at the Public Forum were the same matters that have been previously raised with Officers and which Officers have provided a formal response (as per the attachment).
- 3.2 As no new matters were raised by Mr Maclean during the Public Forum, Officers consider that:
 - 3.2.1 his queries have already been fully, formally responded to; and
 - 3.2.2 Officers should email Mr Maclean advising of this, with the email including a less formal summary of the points detailed in the letter provided to him in July 2022.

4. Mana whenua implications

- 4.1 Nil.

Attachments:

1. **Response to Ratepayer** [↓](#)

Recommendation 1

That the report 'Ratepayer Query' be received.

Recommendation 2

That Council notes the proposed action of Officers sending an email to Mr Maclean that includes a less formal summary of the points detailed to him in the letter dated 29 July 2022.



11.3 Project Management Office Report - November 2022**Author: Adina Foley, Senior Project Manager****Authoriser: Peter Beggs, Chief Executive****Reason for Report**




This is a monthly report on the most significant projects currently being delivered by Council's Project Management Office (PMO):

1. Marton to Bulls Wastewater Centralisation Project
2. Marton Industrial Park and Rail Hub
3. Marton Water Strategy
4. Marton Civic Centre
5. Taihape Town Hall / Civic Centre
6. Taihape Amenities Building
7. Taihape Grandstand
8. Lake Waipu Improvement and Ratana Wastewater Treatment Project
9. Regional Treatment Plant Consenting Programme

The miscellaneous section of this report contains information or requests for decision on projects not included in the list above.

1. Marton to Bulls Wastewater Centralisation Project






Project Status			
<p>The Marton to Bulls wastewater centralisation scope includes 4 subprojects:</p> <ul style="list-style-type: none"> A. Construction of a wastewater transfer pipeline from Marton Wastewater Treatment Plant to Bulls Wastewater Treatment Plant B. Purchase of land in the Bulls area to dispose of treated wastewater and install irrigation infrastructure C. Consenting for the activities D. Upgrades of the treatment plants at Marton and Bulls <p>Construction is complete for subproject A. Practical Completion inspection has been completed by RDC. There is one piece of sidewalk that needs replacement, which is being fixed once the weather is a bit more settled but still within the defects liability period for the contract.</p> <p>Low Environmental Impact (LEI) continue to project manage the wider project, with the Group Manager Assets and Infrastructure holding the design authority for the solution. The Group Manager Assets and Infrastructure will commission peer review of the solution should this be required.</p> <p>A 'Project Update Group' (PUG) has been formed as part of the progression of this project. The function of this group is to provide regular updates on project progress. The first PUG meeting will be arranged for December.</p>			
Project Budget	\$25,000,000	Project Spend	\$7,564,792
Estimated Costs to Complete	\$17,435,208	Forecast Cost at Completion	\$25,000,000
% Spent of Forecast Cost	30%	Variance Forecast Cost / Budget	0%
Project Start Date (MM-YY)	06-20	Project Completion Date (MM-YY)	06-25
Metric	Trend	Comment	
Health and Safety		No near misses or lost time injuries to report.	
Programme		<p>The overall programme for the entire project (all four subprojects) is five years starting in 2020, and the target end date is June 2025. The part of the pipeline that was funded by the 3-water stimulus funding was complete on 30 April 2022 – the deadline for spending this funding was 30 June 2022.</p> <p>The delays in forming the PUG as a result of the election process have delayed the commencement of community and farmer engagement. The Christmas holiday period will contribute further delay. This means that the community contribution to broad design selection will not be completed until at least late May 2023 which delays the entire project by almost 12 months from original plans.</p>	

<p>Cost</p>		<p>The budgets for all sub-projects will be assessed when land has been sourced. \$3,880,000 of the pipeline cost has been agreed to be funded by DIA through the 3-waters stimulus funding. As part of the government’s 3 Waters programme approximate capital costs and timing over the next 30 years were supplied to DIA to inform the future 3 Waters Services Entity’s budgeting and planning. It should be noted that the timeframes and costs are different (significantly higher) from that of the LTP due to aiming for the ideal of 100 % discharge to land and large storage ponds. It is unclear whether these will be accepted by the WSE and what financial impact this will have on Council’s ratepayers.</p>
<p>Quality</p>		<p>Crown Infrastructure Partners (CIP) who are overseeing the DIA funded projects have funded Alta (construction management specialists) to support the project team with tendering of subproject A and be the Engineer to Contract. Council have engaged Kingston Infrastructure Ltd to be the on-site project liaison and Engineers Representative, to support delivery and verify construction milestones.</p>
<p>Risk</p>		<p>The risk of not finding suitable disposal land (sub-project B), and of difficulties with feasibility of construction remains. There is a risk of the granting of the resource consent for open trenching being delayed due to the workload of Iwi at the moment and challenges with their capacity. The delays in commencing engagement and knock-on delays in seeking consents risk enforcement action from Horizons for failing to meet previously agreed timeframes. This has legal, reputation, environmental, iwi relationship, and financial implications.</p>
<p>Tasks completed</p>	<p>Completion of the pipeline, with PC being given. Small defects (fixing some sidewalk and roading) will be fixed in upcoming months. Design of pipe bridge continuing. Project management and forward planning activities are on-going. Background information and interpretation are on-going. LEI has prepared an interactive Land Suitability Assessment map for the area along the new wastewater transfer pipeline and between Bulls and the coast. The map will be accessible to Council staff and potentially the public via a shared online dashboard. Project Update Group (PUG). Following the election of the new council, the council has made appointments to the PUG, namely the Mayor, Cr Carter, Cr Dalgety, Cr Raukawa and Cr Wilson. First PUG meeting will be scheduled for end November or early December Little and Loud are developing the communications strategy and public branding for the project to be used during community engagement. Iwi consultation meetings have occurred and they now have representatives embedded into the project control team who meet fortnightly. Procurement plan is with Council to be finalised and adopted as appropriate for the phases prior to lodging consent applications.</p>	






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<p>Tasks forecast</p>	<p>First meeting for PUG to be scheduled for end November / early December. Fourth Iwi consultation meeting booked in for 29 November 2022. Continuation of communications and community/farmer engagement plans. Continue to gather and interpret background information relevant to future designs and consents.</p>
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2. Marton Industrial Park and Rail Hub

Project Status			
<p>The Marton Rail Hub (MRH) project is a Rangitikei district Council sponsored initiative to establish a rail hub and, in partnership with private investor/s, a log yard on currently rural designated land parallel to Makirikiriri Road, Marton.</p> <p>The MRH has the potential to generate additional economic benefit to the area by attracting businesses who see a real benefit in moving materials and products via rail rather than road.</p> <p>This wider opportunity requires a change to the District Plan by rezoning 65Ha from rural to industrial use. The rail hub and log yard operation will occupy part of this rezoned area, with future development dependent on private investment.</p> <p>The District Plan change is currently before the Environment Court and is ongoing.</p> <p>The timeline for the Court decision is open ended. However, to minimise programme delay, design in support of Resource Consent submissions (assuming a positive Court outcome) is progressing in parallel.</p> <p>The Council is investing \$0.75M and has secured an additional \$9.1M grant funding from central government.</p>			
Project Budget	\$9,850,000	Spend to Date	\$2,833,091
Estimated Costs to Complete	\$7,016,909	Forecast Cost at Completion	\$9,850,000
% Spent of Forecast Cost	29%	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)	11-20	Project Completion Date (MM-YY)	05-24
Metric	Trend	Comment	
Health and Safety		No near misses or lost time injuries to report.	
Programme		Project completion of 05/24 is at risk due to the open-ended Court timeline. The MRH programme will be reviewed following the Court decision. Mitigation: Design in support of Resource Consent being progressed.	
Cost		Forecast aligns with approved Council and PGF funding provision.	
Quality		Design deliverables align with business case.	
Risk		Programme is key risks. Mitigations described above.	
Tasks completed	Environment Court submissions completed. Project financial audit completed. Contracts requiring variation identified. Resource consent-level design 60% complete.		
Tasks forecast	Resource consent-level design continues.		

3. Marton Water Strategy

Project Status			
<p>The Marton Water Strategy has been developed with the establishment of a new bore as its foundation which will replace the current source for potable water for Marton (currently sourced from the dams). The strategy comprises of three sub-projects:</p> <p>Sub-project A: Construction of new raw water bore Sub-project B: Design of a new treatment plant and consenting Sub-project C: Construction of new treatment plant</p> <p>Once all sub-projects are completed, Marton will be provided with potable water without the unpleasant smell and taste that currently occurs at certain times of the year, and meets the NZ Drinking Water Standards.</p> <p>Sub-projects B and C will commence when sub-project A is near completion. At this stage, staff will look at options for the use of the dams once we are drawing Marton water from a bore. This will include looking at restoring flow to the Tutaenui Stream. All work is expected to be completed by the end of 2024.</p>			
Total Project Budget	\$11,000,000	Spend to Date	\$420,949
Estimated Costs to Complete (sub-project A)	\$1,579,051	Forecast Cost at Completion (Sub-project A)	\$2,000,000
% Spent of Forecast Cost	21%	Variance: Forecast Cost / Budget	0%
Metric	Trend	Comment	
Health and Safety		Physical construction work on the bore has started. No concerns. Site is well maintained. Public well protected from the activity of the drillers. Induction process is adequate. Regular Toolbox meetings held on site by drillers to identify any new hazard/risks.	
Programme		Enabling work has been completed. Bore construction contractor established on site.	
Cost		The most significant projected cost at this point is for the bore construction contract. The total Marton Water Strategy budget is not affected as the costs for sub-projects B and C are currently unknown.	
Quality		This is in line with the contract, outcomes, and expectations. Environmental protections in place. Quality of materials is of specified requirements.	
Risk		Iwi engagement is fundamental at this stage of the project to ensure the approach, location and design are acceptable to local Iwi. Minor delays if screens cannot be removed in a timely manner.	

<p>Tasks completed</p>	<p>Drilling depth achieved up to the 17/11/22 was 148m. First aquifer at 228m was approx. 5m deeper than surrounding bores in the area. Screens placed for constant rate testing (7 Nov). Constant rate test result was 8 L/s, bore producing well. Samples have been taken and sent for lab testing. Results expected in week of 14 Nov.</p>
<p>Tasks forecast</p>	<p>Remove screens from bore. Once the screens are removed the plan is to drill on from the first aquifer Increase public comms on Council's website and local signage relating to the project. Prepare tender for design of treatment plant (Sub-project C).</p>

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4. Marton Civic Centre

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Project Status

The current Council civic buildings in Marton are earthquake prone and are required to be strengthened to meet government legislation. Council purchased several heritage buildings in Marton’s town centre with the option to restore the buildings and use them as a replacement Civic Centre/library/community hub/emergency operations centre.

To identify the best way forward, a Better Business Case (BBC) was undertaken to help Council better plan the projects. A Better Business Case allows Council to make an informed decision on moving forward based on defined problems and objectives. The goal is for smart investments that have the most value for money and therefore biggest impact for our community.

The shortlist options have been presented to Council in the September 2022 meeting. Due to rising construction costs, only the bare minimum option was within the LTP budget. Council did not endorse any option and requested staff to investigate a change in scope to upgrade the existing facilities at 46 High Street and the current Library building. Council also requested staff to investigate finance consequences should an additional \$15m be added to the LTP budget.

This new option will be taken back to council early 2023 and Council will decide on the options that will be presented in the Annual Plan consultation in April 2023.

Note: Some investigative cost occurred in 2019 which was not allocated to the LTP budget and is therefore not shown in the data below.

Project Budget	\$20,000,000	Spend to Date (since 2021 LTP)	\$170,158
Estimated Costs to Complete	Unknown	Forecast Cost at Completion	Unknown
% Spent of approved budget	%	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)		Project Completion Date (MM-YY)	Unknown

Metric	Trend	Comment
Health and Safety		Construction has not yet started
Programme		Project scope has not yet been confirmed, LTP planned for this project to be completed in year 2-4, this is unlikely to be achieved.
Cost		Project scope has not yet been confirmed, LTP budget is \$20,000,000.
Quality		Project scope has not yet been confirmed
Risk		Project scope has not yet been confirmed






Tasks completed	Architect has been engaged for concept design for the new option. Site Visit with architects has been conducted.
Tasks forecast	Strengthening Design is being continued for current Marton Civic Building and the Library building. Work to continue with the architects to complete concept design for upgrading existing facilities. Financial analysis to be undertaken

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5. Taihape Town Hall / Civic Centre






Project Status			
<p>Council included costs for the refurbishment of the Taihape Town Hall within the 2021-31 LTP. Since the LTP was adopted, the Town Hall and Library was closed due to the earthquake risk posed to staff and the public (the detailed seismic assessment report provided a rating of only 10% of National Building Standard).</p> <p>Council have started the process for a Better Business Case to provide exploration and objective analysis of possible options. The business case is intended to enable fully informed investment decisions that will optimise value to the Council, to the people of Taihape, and to the district.</p> <p>Staff are to present options to Council in December 2022, including the unsolicited offer received to strengthen the grandstand independently of Council’s procurement process.</p>			
Project Budget	\$9,700,000	Spend to Date (since 2021 LTP)	\$29,786
Estimated Costs to Complete	Unknown	Forecast Cost at Completion	Unknown
% Spent of approved budget	%	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)		Project Completion Date (MM-YY)	Unknown
Metric	Trend	Comment	
Health and Safety		Construction has not yet started	
Programme		Project scope has not yet been confirmed, LTP planned for this project to be started from year 4.	
Cost		Project scope has not yet been confirmed, LTP budget is \$9,700,000.	
Quality		Project scope has not yet been confirmed	
Risk		Project scope has not yet been confirmed	
Tasks completed		Procured architect has been engaged for concept design of the three shortlisted options. Site Visit with architects has been conducted.	
Tasks forecast		Strengthening Design is being continued for the Town Hall. Work to continue with the architects to complete concept design for the three options. Business Case to be completed when concepts of options have been received. Assessment of unsolicited offer to strengthen town hall.	

6. Taihape Amenities Building





Projects Status			
<p>The scope of this project is the construction of a new Taihape Amenities Building. Construction began in March 2022.</p> <p>Staff were successful in applying for external funding: \$40,000 from Four Regions Trust and \$374,000 from the Lotteries Funding.</p>			
Project Budget	\$4,648,757	Spend to Date	\$1,964,596
Estimated Costs to Complete	\$2,684,161	Forecast Cost at Completion	\$4,648,757
% Spent of Forecast Cost	42%	% Contingency within budget committed	62%
Project Start Date (MM-YY)	11-2020	Project Completion Date (MM-YY)	02-2023
Metric	Trend	Comment	
Health and Safety		No near misses or lost time injuries to report.	
Programme		Construction started March 2022. There is still a risk of delay caused by COVID sicknesses and seasonal weather events. The contractor is working on reducing the programme, current completion is expected to be February 2023.	
Cost		Staff are being vigilant on scope changes and monitor the budget and contingencies closely.	
Quality		New building construction work only started when all design was completed, and scope confirmed (lessons learned from Bulls Te Matapihi).	
Risk		There is a risk of delay caused by contractors or subcontractors being off due to COVID and potential delays caused by weather events. The contractor is managing site activities closely as there will be a large number of subcontractors on site at the same time over the next couple of months.	
Tasks completed	Construction continues. Communication updates on various channels. Steel Framework has been installed and Roof installation has started.		
Tasks forecast	Construction to continue. Roof construction of the building to be completed and interior work to start. Communication to continue. Staff are starting on planning the opening of the building for early 2023 and will prepare comms and plans for this occasion.		

7. Taihape Grandstand


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Projects Status			
<p>The scope of this project is the detailed design of the endorsed strengthening concept design for the Taihape Grandstand.</p> <p>Design has been completed for the strengthening of the Grandstand. \$1m was allowed for the Grandstand in the 2021 LTP. Current projections of project costs are estimated to be well above committed budget. Therefore, additional funding will have to be secured or alternative options for strengthening will need to be considered.</p> <p>Staff are keeping the Taihape Heritage Group Grandstand Subcommittee updated and have a meeting planned for the 16th November in Taihape. A further report will be brought to the December 2022 Council meeting and decision by Council will be sought on the list of alternative options to move ahead.</p>			
Project Budget	\$1,000,000	Spend to Date	\$229,494
Estimated Costs to Complete	Unknown	Forecast Cost at Completion	Unknown
% Spent of Forecast Cost	Unknown	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)	11/2020	Project Completion Date (MM-YY)	Unknown
Metric	Trend	Comment	
Health and Safety		No near misses or lost time injuries to report.	
Programme		Programme to be established once a way forward has been decided by Council	
Cost		The \$1m budget for the Grandstand includes investigation, staff time, design, consenting, and some construction works.	
Quality		Construction work to be designed in accordance with all standards and building regulations.	
Risk		There is a risk of poor public perception of the grandstand strengthening. Public consultation has been undertaken to reduce the risk.	
Tasks completed		<p>Report was brought to Council in September showing an overview of the project costings and strengthening design.</p> <p>Continue to work on communication with the public, to ensure the public are being given accurate information on programme.</p> <p>Submission to Heritage listing proposal has been sent.</p>	
Tasks forecast		Option analysis and next steps to be presented to Council in December 2023.	

8. Lake Waipu Improvement and Ratana Wastewater Treatment Project

Project Status			
<p>This project has been a collaborative effort involving local iwi, RDC, HRC and the community of Ratana, and is partly funded (46%) by Ministry for the Environment (MfE). The project is to remove treated effluent from Lake Waipu and to dispose of it to land. The project started on 1 July 2018 with an agreement with the Ministry for the Environment (MfE) and has an estimated duration of 5 years. Construction will need to be completed by December 2023.</p> <p>An application for a new consent was lodged in April 2018, and this application allows RDC to proceed under existing use rights with the current consent conditions to discharge treated wastewater into lake Waipu until such time as a new consent application for land disposal can be submitted.</p> <p>The scope of this project includes purchase of land for disposing of treated wastewater (instead of discharge to Lake Waipu), the installation of irrigation equipment and an upgrade of the existing Rātana Pā wastewater treatment plant.</p>			
Project Budget	\$2,425,000	Spend to Date	\$296,735
Estimated Costs to Complete	Unknown	Forecast Cost at Completion	Unknown
% Spent of Forecast Cost	Unknown	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)	07-18	Project Completion Date (MM-YY)	12-23
Metric	Trend	Comment	
Health and Safety		No near misses or lost time injuries to report.	
Programme		The irrigation and construction methodology are being planned now. The application for resource consent will be lodged in November 2022 which is behind schedule. The delay has been caused by the requirement for some extra groundwater analysis and testing, with difficulties to get a contractor to complete the test holes in a timely manner. Construction will need to be completed by December 2023.	
Cost		The 2020-21 Annual Plan and the 2021-2031 Long Term Plan included \$1.55m budget spread across various line items for this project. \$875,000 is being granted to RDC by Horizons Regional Council out of the funding they will receive from the Ministry for Environment, which is included in the budget. Actual construction costs can only be finalised once all detail has been specified or designed and the resource consent conditions are known. The costs are expected to be more than the current estimates when looking at cost escalation trends of the construction market in the last couple of years, however staff are evaluating all potential solutions to minimise (or eliminate) any budget overspend.	
Quality		No concerns to date.	

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<p>Risk</p>		<ul style="list-style-type: none"> • Wetland Delineation Report confirmed two natural wetlands • Tight timeframe to get work completed by December 2023, for MfE funding for the project. Council is working with consultants to assist with planning the forward works programme. • Land constraints to be worked through as part of design. • Proximity to Whangaehu River, degree of interconnection between groundwater and the river to be worked through as part of the Assessment of Environmental Effects (AEE). • Ongoing discharge to waterway and ultimately Lake Waipu raised by Regional Council may be grounds for public notification of the consent application (or limited notification) • Best location for the storage reservoir, understanding implications of site selection and avoiding additional consent requirements • There is a risk of unforeseen requirements or consent conditions imposed on RDC • The approved budgets might not be sufficient to cover the full cost of the upgrade.
<p>Tasks completed</p>	<ul style="list-style-type: none"> • Installation of the monitoring bores has been completed. This will help to get clarification on the existing environmental conditions and help with on-going monitoring. Results have informed the draft groundwater report. • Drafting of the preliminary irrigation design including sizing of storage has now been completed and the draft irrigation report has been reviewed. • Pipeline initial design and progress the wastewater design, working on additional cost estimates. • Landowner negotiations for the easements required for the new pipeline have commenced. • Ecological and restoration plan reports have been received and are currently under review. 	
<p>Tasks forecast</p>	<ul style="list-style-type: none"> • Finalisation of all engineering reports to inform the AEE. • Drafting of the resource consent application/ AEE, intention is to lodge • Onsite groundwater sample collection to be continued throughout the consenting period. • Submit the resource consent application and follow up on progress • Iwi hui to be organised once the consent application is lodged the consent prior to 18th November. • Budget update report to be brought to council for decision (after consent conditions are know) 	

9. Regional Treatment Plant Consenting Programme

Programme Status			
<p>A consultant (WSP) has been engaged to deliver a programme of treatment plant consents for Rangitikei District Council. The contract is for four years.</p> <p>The outcome of this programme is current consents on all treatment plants, which can be regularly complied with. This will resolve non compliances with our regional council consents.</p> <p>Variations to date include:</p> <ol style="list-style-type: none"> 1) Taihape Water Treatment Plant optimisation (\$32,350) – approved in November 2021 under resolution 21/RDC/411. 2) Hunterville Wastewater Treatment Plant new consent – noted under resolution 21/RDC/322 that a new consent will be sought. Costs will be presented to Council for approval once known (expected February 2023). 			
Project Budget	\$475,030	Spend to Date	\$266,223
Estimated Costs to Complete	\$208,807	Forecast Cost at Completion	\$475,030
% Spent of Forecast Cost	56%	Variance: Forecast Cost / Budget	0%
Project Start Date (MM-YY)	04-21	Project Completion Date (MM-YY)	12-23
Metric	Trend	Comment	
Health and Safety		WSP (Contractor) Health and Safety Plan prepared prior to site visits	
Programme		Ratana programme revised now that land purchase area secured, looking to lodge application in November 2022, behind desired schedule as needed to do groundwater monitoring prior to lodging consent. Bulls WTP lodged in time to secure s124b existing use rights. Hunterville WWTP request for assistance, programme to be established.	
Cost		Forecast completion cost is on budget, various variations prepared. Technical assessments price for Ratana WWTP were greater than provisional sum estimates but agreed with PMO.	
Quality		No concerns to date.	
Risk		<p>Risk 1: Programme – slight delays to start while waiting on information to be provided for some sites (flow and quality data). Ability to re-establish programme.</p> <p>Risk 2: Scope creep – nothing identified at this stage, early variations identified by RDC.</p> <p>Risk 3: Cost of upgrades. Not known at this stage, needs to be balanced against stakeholder expectations. Watching brief to be kept</p> <p>Risk 4: Delivery of Cultural Impact Assessment (CIA). Continue to work with iwi to understand information requirements and implications as they come to hand. Ongoing consultation is allowed for.</p> <p>Risk 5: Legislative changes. Various legislation changes have occurred since most of the consents of existing sites were approved. Need to ensure that</p>	

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	<p>information within consent applications is fit for purpose to be able to evaluate against legislative requirements.</p> <p>Risk 6: Horizons Regional Council have indicated that consider the discharge to the unnamed tributary which ultimately discharges to Lake Waipu to be part of the application for Ratana WWTP. As environmental effects associated with this are considered to be more than minor raises risk of public notification of the consent application which could extend timeframes associated with receiving a decision for the application.</p>
<p>Tasks completed</p>	<p><u>Ratana WWTP</u> For details, see project 8. Lake Waipu Improvement and Ratana Wastewater Treatment Project</p> <p><u>Taihape WWTP</u></p> <ul style="list-style-type: none"> • Technical task briefs confirmed. • WSP finalised pricing for AEE preparation and sent process OOS report to RDC. • Data analysis for treatment process review and water quality assessment. <p><u>Taihape WTP</u></p> <ul style="list-style-type: none"> • Substitution request has been approved. <p><u>Bulls WTP</u></p> <ul style="list-style-type: none"> • Continuing to follow up Ngāti Raukawa ki te Tonga • Responses from hydrologists collated into section 92 response letter
<p>Tasks forecast</p>	<p><u>Ratana WWTP</u> For details, see project 8. Lake Waipu Improvement and Ratana Wastewater Treatment Project</p> <p><u>Taihape WWTP</u></p> <ul style="list-style-type: none"> • Next hui organised for 16th of November. • Continuing data analysis for treatment process review and water quality assessment. • Meeting with operations staff to discuss short term maintenance (if variation approved) <p><u>Taihape WTP</u></p> <ul style="list-style-type: none"> • Commence storage options review work, commencing with meeting with staff • Update Horizons regarding progress <p><u>Bulls WTP</u></p> <ul style="list-style-type: none"> • Waiting for iwi to respond. Continue to request response, may suggest face to face hui if required, can liaise with Te Roopuu Ahi Kaa Komiti for assistance.



















Miscellaneous

1. Papakai Pump Station

The construction contract is currently being negotiated with Fulton Hogan Limited (Preferred contractor). The commencement date for physical works is being negotiated with the preferred contractor. The transformer is being ordered from Downer. Community engagement is continuing with Iwi and local Taihape interest groups/individuals.

2. Marton Memorial Hall

Bathroom upgrade and new fire exit door are complete. Bathroom extraction fans and required fire door electrical work will be completed along with the installation of the HVAC system. Heating and cooling unit will be installed within the next couple of months, there had been delays in receiving the unit from the supplier.

Legend			
Budget			
+/- 0-5% of Budget	Unchanged 	Risk increasing towards Amber 	Risk decreasing away from Amber 
+/- 6-15% of Budget	Unchanged 	Risk increasing towards Red 	Risk decreasing away from Red 
+/- >15% budget variance	Unchanged 	Risk increasing 	Risk decreasing 
Programme			
Completion Date not Affected	Unchanged 	Risk increasing towards Amber 	Risk decreasing away from Amber 
Up to three months delay to Completion Date	Unchanged 	Risk increasing towards Red 	Risk decreasing away from Red 
More than three months delay to Completion Date or Critical Date at risk	Unchanged 	Risk increasing 	Risk decreasing 

Recommendation 1

That the Project Management Office Report – November 2022 be received.

11.4 Options for Council to Incentivise Affordable Housing

Author: Jaime Reibel, Strategic Advisor - Economic Development

Authoriser: Jo Manuel, Manager Community Development

1. Reason for Report

1.1 Council has a key role to play in facilitating economic growth and in delivering on the four well-beings¹ to residents. Housing is an important component of each of the four well-being areas and contributes strongly to economic growth. The need for the provision of an increased supply of affordable (low-priced) housing throughout the district is widely felt and understood. This report provides options for Council's consideration to incentivise and guide the provision of an increased amount of affordable housing to respond to current and future demand.

2. Context and Background

2.1 As with much of the rest of the country, Rangitikei District experienced a rapid increase in housing prices in 2017 – 2021, while experiencing falling and historically low mortgage interest rates. This created a sellers' market, with property selling very rapidly, driven by buyers' FOMO (fear of missing out), and first home buyers and low – middle income earners becoming increasingly priced out of the market and unable to achieve home ownership. In 2020 - 2021 Government stimulated demand for goods and services, including housing, with wage and business subsidies during several years of lockdowns and traffic light limitations to keep the economy from collapsing due to the Covid-19 pandemic.

Starting at the end of 2021 and continuing through 2022 the real estate market in the district shifted to a buyer's market as house prices have fallen and sales have slowed down appreciably. The economy is looking increasingly weak in the face of high inflation and the rapidly increasing cost of living, while mortgage interest rates have increased dramatically in reaction to the Reserve Bank raising the OCR rate² to try to bring down inflation to the 1 -3% range it is tasked with maintaining.

Rapidly increasing house prices (2017 – 2021) and rising inflation and mortgage interest rates (2021 - 2022) have negatively impacted the ability of first-time buyers and low – medium income earners to acquire affordable housing over the past five years. This has been aggravated by the very limited supply of new affordable housing stock that has been built and brought to the market in recent years in the Rangitikei. In large part this has been due to escalating land values, the increasing cost of building supplies due to shortages, supply chain constraints and developers maximising their profit by building expensive homes rather than less profitable lower-cost ones.

All these factors have combined to increase the demand for affordable housing, while limiting the ability to satisfy that demand, on the part of first-time home buyers, singles, low – middle income working families, seniors, and retirees.

2.2 Change in the Traditional Roles and Functions of Local Government

¹ Social, economic, environmental, and cultural.

² The Official Cash Rate is the wholesale rate that banks pay to borrow money, which influences the level of economic activity and inflation in the country.

In 2021, Government announced a Review into the Future for Local Government to examine New Zealand’s system of local democracy and governance and how it should develop over the next 30 years to improve community well-being, strengthen the environment, and enhance the Treaty partnership. As the Review moves forward it is likely to lead to a shift in Council’s primary focus from the provision of infrastructure (the three waters – potable water, sewage water and storm water - and roading) to the four well-beings.

Similarly, as the Three Waters Reform launched by Central Government progresses, starting in 2024 it is expected Council will no longer be the entity that delivers drinking water, wastewater, and stormwater services to residents. These services currently represent approximately 38% of Council’s 2022/2023 budget (operations + capex). Their removal from Council’s mandate and delivery by a larger, consolidated regional body could also contribute to an increased level of delivery to the community in the four well-being areas as Council readjusts its priorities.

2.2 Council Economic Development Strategy 2020 – 2050

In its 30-year forward-looking Economic Development Strategy, Council prioritised five key growth areas. One of them was to *Expand and diversify housing stock*.

2.3 Council Housing Strategy 2021 – 2031

In 2021, Council developed a 10-year Housing Strategy that provided a discussion of need and options for Council intervention (or not) in eight housing sectors within the district. Relevant to this report were Social Housing (subsidised rentals for residents on the Ministry of Social Development Public Housing Register) and Privately-Owned Homes, including affordable (low-cost) housing for low-medium income families pursuing home ownership through rent-to-buy and shared equity programs.

2.4 Long Term Plan 2021 – 2031 Consultation

Under *Key Choice 3, How should we fund our economic development?* of the LTP consultation with residents, Council stated, “We know that our District needs more housing to promote the wellbeing of our communities and support expansion and growth of businesses in the area. We want to facilitate and promote the increase of housing stock however we can.”

2.5 Council Housing Workshops

In February and March 2022, two half-day workshops were held for Elected Members to discuss the existing needs in the eight housing sectors described in the Council Housing Strategy 2021 – 2031 and the roles that Council could potentially undertake to address those needs, along with other partners.

2.6 Annual Plan 2022/23 submissions

Several Annual Plan 2022/23 submissions were received from residents and community organisations concerning the funding of social housing and the subdivision of land to create sections for sale for residential housing in Taihape and the rest of the district, including for social housing.

2.7 Housing Business Case

Subject to receiving funding from its “Better Off” funding application to Central Government in September 2022, Council has resolved to expand the scope of the terms of reference for a housing business case to incorporate the points raised by the Annual Plan housing submissions to provide options for an increased number of residential sections throughout the district.

3. Discussion and Options Considered

3.1 For purposes of this discussion affordable housing is defined as low cost, privately-owned housing relative to the average house price in the Rangitikei (currently \$484,785³) that low-medium income singles or families wish to acquire. Families may include first home buyers, couples with or without children, extended, merged and multi-generational families, key (essential) workers, and seniors, retirees, and the elderly.

3.2 Neighbouring Councils’ Efforts to Incentivise Affordable Housing

In addition to the enabling regulatory role that all Councils play in the implementation of District Plans (in the provision of resource and building consents), the following table indicates the main areas that neighbouring councils focus on to incentivise affordable housing.

Hastings District Council sets the gold standard for strategies, initiatives, and delivery (to scale) of affordable housing programs, but all the Councils below face a similar shortage in the supply of affordable housing, with an increasing demand for the same, and are committed to exploring many of the same approaches to address the imbalance.

Council	Mixed Density Housing Partnerships	Make It Easier to Build Infill or Medium Density Housing	Land Development Partnerships/Sale of Sections to a CHP	Support New Ownership Models ⁴
Manawatū District Council ⁵	Investigating		Investigating	
Horowhenua District Council ⁶	Investigating	Yes - Streamlined Housing Process ⁷	Investigating – using surplus Council-owned land	
Ruapehu District Council ⁸	Yes		Yes	Yes - for key workers
Palmerston North City Council		Consulting on a District Plan Change ⁹	Yes ¹⁰	

³ Infometrics, Regional Economic Profile, Rangitikei District, November 2022.

⁴ Including Rent-to-Own, Shared Ownership, Land Lease/Rental and Right to Occupy models.

⁵ Manawatu District Housing Strategic Action Plan 2022

https://www.mdc.govt.nz/_data/assets/pdf_file/0030/17679/Housing-Strategic-Action-Plan_V15-with-people.pdf

⁶ <https://www.horowhenua.govt.nz/files/assets/public/council-projects/housing-action-plan-web.pdf>

⁷ <https://www.horowhenua.govt.nz/Services/Building-Planning-Services/Planning/Resource-Consents/Streamlined-Housing-Process>

⁸ <https://www.ruapehudc.govt.nz/repository/libraries/id:2dyphjrmg1cxby65trfv/hierarchy/sitecollectiondocuments/st-rategies/Public%20and%20Affordable%20Housing%20Asset%20and%20Tenancy%20Management%20Strategy%202020.pdf>

⁹ <https://www.pncc.govt.nz/Participate-Palmy/Have-your-say/Proposed-Plan-Change-I>

¹⁰ <https://www.pncc.govt.nz/News-Events/News/Affordable-housing-a-priority-for-Palmy>

Whanganui District Council ¹¹		Yes – through rezoning	Yes – using Council-owned land	
Hastings District Council ¹²	Yes	Yes	Yes	Yes

The difference in their results to-date appears to be related to:

- the amount of buildable, disposable land they own and can leverage.
- how much rates-based funding they can provide and long-term debt they are willing to take on.
- the amount of non-rates-based finance in the form of contestable grants they can raise from Central Government. Councils that have been successful in raising funding have been able to closely align their affordable housing initiatives with high-visibility national Government strategies.
- the level of staff/contractor resources they have committed to drive the process.
- the extent and quality of the relationships and the partnerships they have established with Central Government (MBIE, MHUD, Kainga Ora, etc.), landowners, developers, investors, Community Housing Providers (CHPs), Iwi and Hapū and relevant stakeholders (churches, social service providers, community organisations, not-for-profits, etc.).

3.3 Actions RDC Could Take to Incentivise Affordable Housing in the District

The following table presents potential actions, grouped by major intervention areas, that Council could take to incentivise the development and delivery of affordable housing in the district, as well as the roles it could play.

The colour-coded table is based on the four roles previously workshopped with Elected Members in February and March 2022¹³, those being Facilitator (blue), Enabler (purple), Partner (green) and Implementer (orange). Column entries written in white indicate that Council already undertakes that option; if they are written in black, they indicate that Council could consider undertaking that option.

¹¹<https://www.whanganui.govt.nz/files/assets/public/plans/housing-investment-plan-2021-2031.pdf>

¹²<https://www.hastingsdc.govt.nz/assets/Document-Library/Strategies/Hastings-Medium-and-Long-Term-Housing-Strategy/Hastings-Medium-and-Long-Term-Housing-Strategy.pdf>

¹³ Please see *Workshop to Discuss Roles to Influence and Create Positive Housing Sector Outcomes* (17 February 2022) [http://intranet/RDCDoc/Community/ED/ layouts/15/WopiFrame.aspx?sourcedoc=/RDCDoc/Community/ED/Strategy %20and%20Governance%204ED5/Potential%20Council%20Roles%20PPT%20\(10%20Feb%202022\).pptx&action=default](http://intranet/RDCDoc/Community/ED/ layouts/15/WopiFrame.aspx?sourcedoc=/RDCDoc/Community/ED/Strategy %20and%20Governance%204ED5/Potential%20Council%20Roles%20PPT%20(10%20Feb%202022).pptx&action=default)

Options for Council to Incentivise the Provision of Affordable Housing

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COUNCIL AS A FACILITATOR	COUNCIL AS AN ENABLER	COUNCIL AS A PARTNER	COUNCIL AS AN IMPLEMENTER
Technical Assistance			
Provide institutional strengthening and build the governance and operational capacity of not-for-profit housing developers ¹⁴ .			
Assist not-for-profit housing developers to raise funding to purchase land and build affordable housing and link them to potential public funders and third sector donors (foundations, charitable trusts, corporate social responsibility departments, etc.).			
Enabling Environment			
	Introduce changes to the District Plan to support housing intensification and higher density development (which could		

¹⁴ Social housing providers, Iwi/Hapū, and civil society organisations, such as churches, community committees or boards, local social service and welfare agencies, and clubs, membership, and fraternal organisations (e.g., Rotary, Lions Club, Masonic Lodges, etc.).

	<p>include smaller section size, semi-detached housing, townhouses, cluster housing, tiny home developments, apartment houses), promoting more affordable housing.</p>		
	<p>Introduce inclusionary housing rules into the District Plan to ensure residential subdivisions and developments pay an 'affordable housing financial contribution' or alternatively, set aside 10 – 30% of sections for affordable housing. The money that is raised could fund not-for-profit housing developers to purchase land to develop for affordable housing or Council could do it directly.</p>		
	<p>Provide loan and grant application character references for not-for-profit housing developers committed to the provision of affordable housing.</p>		
	<p>Serve as a guarantor of affordable housing loans or a pass-through funder (of low-interest loan money from such sources as the Local Government Funding</p>		

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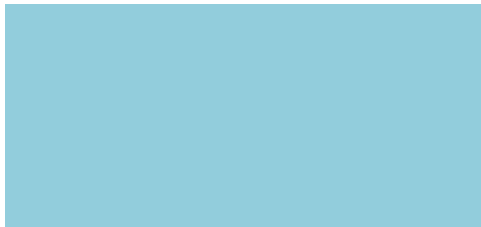
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	Agency) on behalf of not-for-profit housing developers for affordable housing projects.		
	Strengthen and expand the provision of infrastructure to support residential growth, including affordable housing.		
Resources & Assets			
	Enter into development agreements with developers that offer them incentives such as rates remissions, reduced planning consent fees, reduced or waived development levies, land swaps, planning gain payments (approvals for higher density and building close to roads, approval for minor dwellings and larger dwelling offsets, etc.) to create an agreed percentage of sections that will be sold at a reduced price for affordable housing.	Form partnerships, contributing assets (pensioner flats, land, grants, or low interest loans) or other forms of support (loan guarantees, references, technical assistance, rates remissions and consent fee & development agreement waivers, staff time, consultants, etc.) that increase the delivery of affordable housing to scale.	Purchase land for future development of affordable housing (land banking). Banked land can also be sold as its value increases, with the capital gain invested in an increased level of affordable housing.
	Offer housing density bonuses to developers (so that Council can save money by more efficiently developing infrastructure).	Council-owned land could be donated, leased, or sold at market-determined or concessionary prices to housing developers to elicit a <i>quid pro quo</i> to develop an agreed level of	Purchase land (with or without housing, which can be relocated) that Council can sub-divide to create inexpensive buildable sections. Sections may be on-sold to build affordable housing (with

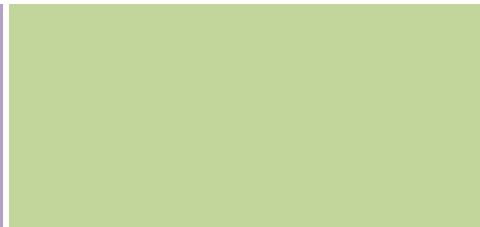
		<p>affordable housing. A downward ratcheting scale of lower section prices can be used to trigger the development of an increasing number of affordable houses.</p>	<p>a price cap) that by regulation can only be sold to low-medium income households.</p>
	<p>Waive all or a portion of resource and building consent fees to stimulate developers to build affordable housing.</p>	<p>Enter into a partnership to create an affordable pilot housing development of relocatable, prefabricated, modular or tiny homes. Council’s contribution could include land, foot paths or other infrastructure, rates remissions, planning and building consent waivers, development agreements, etc. Small, individually leased or purchased sections could have services at their boundary, be well-landscaped and attractively laid out. Upon proof of concept the development can be promoted to investors, developers, and social housing providers to replicate.</p>	<p>Purchase affordable homes (house banking) and establish who can buy them (low-medium income families) and at what price. Alternatively, affordable homes purchased by Council can be leased, on-sold, swapped (for land earmarked for affordable housing) or donated to housing developers to then lease or sell them to low-medium income families.</p>
	<p>Fund some or all pre-development costs (planning, design work, architectural drawings) to stimulate the building of affordable housing by not-for-profit housing developers.</p>		<p>Offer Council-owned sections on long-term lease to low-middle income individuals and families who wish to own their own home. This will greatly reduce the up-front entry cost of the</p>

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			property, making it much more affordable.
	Offer low interest loans to investors and developers to rehabilitate older buildings in town centres (if they are fit-for-purpose and earthquake strengthened) to create apartments and condominiums or to build new apartment buildings and townhouses that offer affordable urban housing options, eliminating or greatly reducing land costs and driving an increased efficiency in the provision of infrastructure.		
	Council could repurpose its surplus town centre buildings by selling them in a tender for a peppercorn price in exchange for the creation of an agreed number of affordable housing units that would be sold to low-middle income buyers.		
	Raise low interest housing development loans through a special project vehicle or council-controlled organisation (from the LGFA or through a long-term		



bond issue that is not carried as debt on the Council's Balance Sheet) that are passed on to developers to build an agreed level of affordable housing.



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3.4 Work Required to Further Develop Options

Several of the relatively 'easy-to-achieve' and low risk options mentioned above could be discussed in detail in a follow-on report for the December 2022 Council meeting. Examples include waiving all or a portion of resource and building consent fees, determining what should go into development agreements, rates remissions, etc. These options are not as potentially complicated, with long-term workstreams and implications, nor do they entail the same degree of financial commitment (and potential risk) as the majority of the remaining Enabling Environment and Resources and Assets options.

A facilitated workshop is recommended to be held early in 2023 for Elected Members to discuss the remaining more complicated Enabling Environment and Resources and Assets options and to decide which ones they would like in-depth, follow-on reports prepared for by staff (or that are eliminated). Reports would present business cases providing detailed analyses to enable Elected Members to understand and decide whether they wish to support (or not) the implementation of the options, the resources required, including financial and staff/consultant time, the risks entailed, and the related need for further discussion and consultation and the potential changes it may trigger to Council policy, the Annual Plan, or the Long-Term Plan.

4. Financial Implications

There are no new or additional financial implications for Council to the Technical Assistance options provided above to incentivise affordable housing, as the cost of the facilitation, institutional strengthening, and capacity building assistance that staff offer to not-for-profit housing developers (social housing providers, Iwi/Hapū, churches, social service agencies and clubs, membership, and fraternal associations) is already paid for through their salaries.

However, there will be differing financial implications for each of the Enabling Environment and Resources and Assets affordable housing incentivisation options mentioned above. Should Council decide to further investigate any of them, a detailed financial analysis will be included in the resulting report.

5. Impact on Strategic Risks

The different options to incentivise affordable housing each present potential strategic risks of differing magnitude and impact, all of which will be addressed, with prevention and mitigation strategies supplied, in the detailed follow-on reports that will be produced should Council decide to investigate them further.

6. Mana whenua implications

As tangata whenua, Iwi and Hapū throughout the district will be affected by and need to be consulted with concerning many of the affordable housing incentivisation options discussed above. These issues, the actions that will emerge from them and their implications for Council will be explored in detail in the follow-on reports should Elected Members decide to further investigate any of the options.

7. Statutory Implications

If endorsed by Council several of the Enabling Environment options will require changes to the District Plan. This will provide clarity concerning housing intensification, higher density development and inclusionary housing rules to developers and buyers alike.

8. Conclusion

In recent years a series of factors have combined to increase the demand for affordable housing in the district, while limiting the ability to satisfy that demand, on the part of first-time home buyers, singles, low – middle income working families, seniors, and retirees.

Options exist for Council to incentivise affordable housing in the Rangitikei in response to increasing demand for the same from low – middle income residents in three general areas (Technical Assistance, Enabling Environment and Resources and Assets). Most neighbouring councils currently implement affordable housing incentives in one or more of these areas.

Several relatively ‘easy-to-achieve’ and low risk options mentioned in this report can be further discussed in more detail in a follow-up report to Council in December. Staff recommend that other more complicated options be discussed in a workshop for Elected Members in early 2023 to determine which (if any) options they wish to support and would like to receive more in-depth work on. Following this affordable housing incentivisation business cases providing the basis for a decision by Elected Members to proceed (or not) with the options they support will be written by staff for submission to Council in February or March (depending on timing of the workshop).

Recommendation

1. That the report ‘Options for Council to Incentivise Affordable Housing’ be received.
2. That a report be submitted to the December 2022 Council meeting discussing what relatively ‘easy-to-achieve’ options can be realised by Council to stimulate the incentivisation of affordable housing.
3. That a workshop for Elected Members be held in early 2023 to discuss which options Council wish staff to develop business cases for consideration in the 2023/24 Annual Plan.

12 Public Excluded

Resolution to Exclude the Public

The meeting went into public excluded session [enter time](#)

Recommendation

That the public be excluded from the following parts of the proceedings of this meeting.

1. Public Excluded Council Meeting - 3 November 2022
2. Follow-up Action Items from Council (Public Excluded) Meetings
3. Chief Executive's Public Excluded Report - November 2022
4. Bulls Property Disposals

The general subject matter of each matter to be considered while the public is excluded, the reason for passing this resolution in relation to each matter, and the specific grounds under section 48 of the *Local Government Official Information and Meetings Act 1987* for the passing of this resolution are as follows:

General subject of each matter to be considered	Reason for passing this resolution in relation to each matter	Ground(s) under section 48 for the passing of this resolution
12.1 - Public Excluded Council Meeting - 3 November 2022	[enter text]	s48(1)(a)
12.2 - Follow-up Action Items from Council (Public Excluded) Meetings	s7(2)(a) - Privacy s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)
12.3 - Chief Executive's Public Excluded Report - November 2022	s7(2)(a) - Privacy s7(2)(i) - Negotiations	s48(1)(a)(i)
12.4 - Bulls Property Disposals	s7(2)(b)(ii) - Commercial Position s7(2)(h) - Commercial Activities s7(2)(i) - Negotiations	s48(1)(a)(i)

This resolution is made in reliance on Section 48(1) of the Local Government Official Information and Meetings Act 1987 and the particular interests protected by Section 6 or Section 7 of the Act which would be prejudiced by the holding or the whole or the relevant part of the proceedings of the meeting in public as specified above.

13. Open Meeting